

**REAL PROPERTY PROTEST PERIOD  
IS BETWEEN MAY 1 AND JUNE 1.**

**If you disagree with the value or classification reported on your 2020 Notice of Value:** To preserve your right to appeal, your protest must be postmarked, e-mailed, faxed or delivered in person on or before June 1, 2020, to the Assessor's office in the county where your property is located. The Assessor must make a decision and mail a Notice of Determination to you before the last regular working day in June.

**If you disagree with the Assessor's determination:** You can appeal to the County Board of Equalization (County Commissioners) by July 15. The County Board of Equalization will conduct hearings during July and August. The County Board must notify you in writing of its decision no later than August 10.

**If you disagree with the County Board of Equalization's decision:** You can appeal to the State Board of Assessment Appeals, District Court or you may choose to have your appeal arbitrated. However, you must file your appeal within 30 days of the County Board of Equalization's decision.

**If you are dissatisfied with the State Board of Assessment Appeals' decision:** You can appeal to the Court of Appeals.

**Personal Property protest follow the same guidelines but with different filing dates.** The personal property protest period is **only 15 days** between **June 15 and June 30**.

**ELECTED OFFICIALS FOR**  
**SAN MIGUEL COUNTY**

**Assessor: Peggy Kanter**

**County Attorney: Amy Markwell**

**County Clerk and Recorder: Stephannie Van Damme**

**County Coroner: Emil Sante**

**County Sheriff: Bill Masters**

**County Surveyor: David Foley**

**County Commissioners: Hilary Cooper, Kris Holstrom, Lance Waring**

**County Judge: Susanne J Ross**

**County Treasurer and Public Trustee:**  
**Jan Stout**

2019 County Valuation by Property Classification	ASSESSED VALUE
Vacant Land	\$167,641,610
Residential	\$534,395,820
Commercial	\$142,198,760
Industrial	\$2,969,500
Agricultural	\$8,551,860
Natural Resources	\$2,003,720
Oil and Gas	\$5,872,970
State Assessed	\$20,585,100
<b>TOTAL</b>	<b>\$884,219,340</b>

**San Miguel County**  
**2019 ABSTRACT OF**  
**ASSESSMENT AND LEVIES**

**PRODUCED BY THE**  
**ASSESSOR AND**

**APPROVED BY THE COUNTY**  
**BOARD OF EQUALIZATION, THE**  
**DIVISION OF PROPERTY**  
**TAXATION, AND THE STATE**  
**BOARD OF EQUALIZATION**

San Miguel County Assessor's Office  
Peggy Kanter, Assessor  
333 W. Colorado Ave., 2nd floor  
Mailing Address:  
PO Box 506  
Telluride, CO 81435  
Phone: 970-728-3174  
Fax: 970-369-1007  
Email:  
assessor@sanmiguelcountyco.gov  
For parcel information, maps, and  
forms, visit  
Assessor's Website  
www.sanmiguelcountyco.gov

**General Information:** The duty of the Assessor is to discover, list, classify and value all taxable property in San Miguel County according to Colorado statutes so that property taxes are distributed equitably in accordance with the value of property each taxpayer owns. The Assessor's office revalues all property every odd year. Value determinations are subject to an annual audit ordered by the General Assembly.

**Understanding your Tax Notice:** Taxes payable in 2020 are for the period of valuations of properties analyzed from January 1, 2017 thru June 30, 2018. The assessment date is January 1st of each year. The improvement value is based on the percentage completion of the improvement as of that date.

Residential Properties are assessed at 7.15% of estimated market value as of June 30, 2018. All other property types are assessed at 29% of estimated actual value as of June 30, 2018.

The new mill levies from the taxing authorities may change your taxes slightly. These authorities can increase their budget by 5% without voter approval.

2019 Taxes are payable in 2020

1st half due the last day in February 2020, 2nd half due June 15, 2020

No penalty if paid in full by April 30, 2020

**Personal Property Requirement:** Colorado law requires owners of personal property used in an income producing endeavor and owners of producing natural resources to file a Declaration Schedule with the County Assessor each year by April 15.

**Property owner's responsibility:** All property, except that specifically exempted by law, is subject to taxation. It is the responsibility of the owner to see that their property is listed on the Assessor's roll.

2019 TAX CERTIFICATION

TOWNS:	ASSESSED VALUE	LEVY	REVENUE*
Telluride	\$ 313,297,620	6.453	\$ 2,021,709
Mountain Village	\$ 314,681,000	13.485	\$ 4,243,568
Norwood	\$ 5,310,660	15.129	\$ 80,345
Ophir	\$ 5,135,130	27.665	\$ 142,063
Sawpit	\$ 843,500	-	\$ -
<b>Towns Total</b>	<b>\$ 639,267,910</b>		<b>\$ 6,487,685</b>
<b>SCHOOLS:</b>			
San Miguel County R1 Telluride	\$ 843,028,680	12.485	\$ 10,525,213
San Miguel County R2JT Norwood	\$ 37,235,460	19.568	\$ 728,623
Dolores County RE2(J)	\$ 3,955,200	18.559	\$ 73,405
<b>Schools Total</b>	<b>\$ 884,219,340</b>		<b>\$ 11,327,241</b>
<b>SAN MIGUEL COUNTY:</b>			
General fund		6.207	\$ 5,488,638
Road and Bridge		1.900	\$ 1,680,017
Welfare		0.155	\$ 137,054
Retirement		0.390	\$ 344,846
Parks and Open Space		1.500	\$ 1,326,329
Early Childhood		0.750	\$ 663,165
Mental Health		0.750	\$ 663,165
<b>San Miguel County Total</b>	<b>\$ 884,219,340</b>	11.652	<b>\$ 10,303,214</b>
<b>STATUTORY DISTRICTS:</b>			
Mt Village Metro	\$ 314,681,000	1.742	\$ 548,017
Wilson Mesa Metro	\$ 6,606,660	22.135	\$ 146,238
Telluride Fire Protection	\$ 843,028,680	4.857	\$ 4,094,590
Norwood Fire Protection	\$ 22,759,700	10.600	\$ 241,253
Egnar-Slickrock Fire	\$ 3,955,200	8.000	\$ 31,643
Telluride Hospital	\$ 843,028,680	3.417	\$ 2,880,629
Norwood Park/Rec	\$ 29,325,600	1.000	\$ 29,326
Norwood Sanitation	\$ 4,964,410	2.643	\$ 13,121
<b>Statutory Total</b>	<b>\$ 2,068,349,930</b>		<b>\$ 7,984,817</b>
<b>OTHER DISTRICTS:</b>			
Lone Tree Cemetery	\$ 720,368,510	0.150	\$ 108,056
SMC Library Dist. 1	\$ 843,028,680	3.555	\$ 2,996,967
Lone Cone Library	\$ 37,235,460	10.428	\$ 388,291
Southwest Water	\$ 884,219,340	0.403	\$ 356,340
San Miguel Water	\$ 29,588,790	0.094	\$ 2,781
San Miguel Solid	\$ 245,068,200	0.400	\$ 98,027
San Miguel R1 Recreation	\$ 209,069,610	-	\$ -
SMART	\$ 837,047,840	0.752	\$ 629,544
<b>Total Other Districts</b>	<b>\$ 3,805,626,430</b>		<b>\$ 4,580,006</b>
<b>Total Revenue</b>			<b>\$ 40,682,963</b>